

## 9 Modern Development

Over the last fifty years there has been considerable modern development in Buckfastleigh. Most has been on the fringes of the historic cores and has had little impact on the special character of the Conservation Area, though just outside the Conservation Area Bossell House has lost its historic setting through infill development.

The industrial zone between Higher and Lower Town has seen buildings come and go. Today many of the buildings are basic and functional, but one notable exception is the Dragonfly foods building, just outside the present Conservation Area. It deserves praise for its design quality compared with similar units elsewhere.



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*Fig 86 Dragonfly foods*

Hamlyn Way is evidently modern and does not aspire to be of note, but in its way it is a late 20th century equivalent of the 19th century Orchard Terrace. In a similar way, Sherwell Court, on Bridge Street, is fairly inconspicuous in its form and scale, but rather poor in its materials and detail.



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*Fig 87 Hamlyn Way*

In Lower Town, Hosking's Court and Kingcome Court occupy former burgage plots on the south side of Fore Street. Kingcome Court is the more successful in terms of layout as it respects the medieval plan and incorporated/replaced older buildings to the rear of The King's Arms. The design and use of materials makes this the most pleasing modern development in the Conservation Area.



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*Fig 88 The pedestrian access to Kingcome Court from Fore Street*

It is unfortunate that similar care was not taken with the Market Close development in Higher Town. It is apparent that some effort was made to create a linear development on the higher, southern side of the site, but this lacks the clarity and rigor epitomised by developments such as Bossell Terrace, where the actual burgage plot itself was followed.

The boldest and most prominent new building in the Conservation Area is St Luke's. Still very new, it is too early to make a judgement of the building; but it is well used and is very much a community space. There are questions as to how the modern materials will fare – only time will tell.



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*Fig 89 St Luke's*